



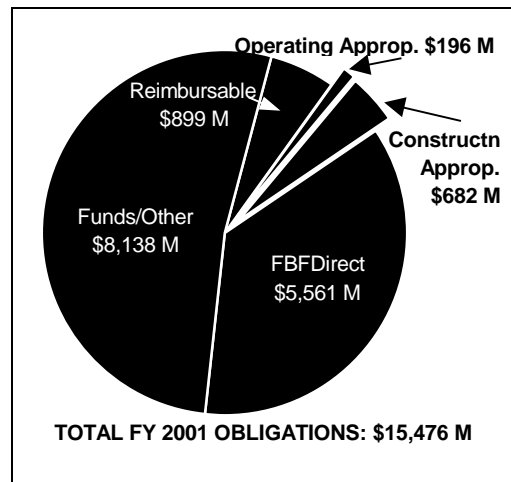
GENERAL SERVICES ADMINISTRATION FISCAL YEAR 2001 BUDGET OVERVIEW

INTRODUCTION:

- The General Services Administration (GSA) was established by the Federal Property and Administrative Services Act of 1949.
- Its mission is to provide policy leadership and expertly managed space, products, services and solutions, at the best value, to enable Federal employees to accomplish their missions. We believe that no other organization in the public or private sector can bring to bear as much experience, knowledge, and range of capability as GSA can in ensuring high performance in Federal work environments.
- The agency has dual policy and operational roles in accomplishing four major goals: promote responsible asset management; compete effectively in the Federal market; excel at customer service; and anticipate future workplace needs.
- GSA is organized into three Services, the Office of Governmentwide Policy, and various staff offices that provide support to them. Geographically, operations are conducted through 11 regional offices throughout the country.

BUDGET TOTALS AND SOURCES:

- Measured in obligations, GSA's FY 2001 budget estimate totals \$15.5 billion for programs under agency accounts. Most of GSA's budget comes from customers through reimbursements, revolving funds for purchase of goods and services, or as rent paid for space in GSA-owned and leased buildings.
- Congress is asked to appropriate only \$196 million for GSA direct funded operations and \$682 million for new construction projects, about 6% of total funds.





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The balance is for customer requested and funded work, and the Federal Buildings Fund (FBF) real property program. Congress also annually authorizes how GSA may apply its available FBF revenues (new obligational authority in annual appropriations acts).

THE 2001 BUDGET IN SUMMARY:

OBLIGATIONS (DOLLARS IN THOUSANDS)	FY 1999 Actual	FY 2000 Current	FY 2001 Budget
Operating Appropriations - Direct	187,139	219,930	195,939
Federal Buildings Fund - Direct	5,860,957	6,063,081	6,242,632
Reimbursable programs	816,571	969,351	899,309
General Supply Fund	3,409,876	3,336,416	3,362,366
Information Technology Fund	5,164,979	4,546,666	4,454,947
Working Capital Fund	224,447	278,988	296,561
Federal Consumer Information Center (Reimb.)	4,016	3,973	3,714
Real Property Relocation	418	10,971	0
Permanent Indefinite Appropriations	14,340	18,364	20,498
TOTAL OBLIGATIONS	15,682,743	15,447,740	15,475,966
REQUIRING APPROPRIATIONS COMMITTEE ACTION			
<u>Operating Appropriations:</u>¹			
Policy and Operations ²	150,827	181,750	144,980
Federal Consumer Information Center (Direct)	2,542	2,622	6,822
Office of Inspector General	31,746	33,317	34,520
Allowances, Former Presidents	2,024	2,241	2,517
Presidential Transition	0	0	7,100
<i>Subtotal Budget Authority/Appropriations</i>	<i>187,139</i>	<i>219,930</i>	<i>195,939</i>
<u>Federal Buildings Fund New Oblig. Authority:</u>³			
Construction & Acquisition of Facilities	533,114	87,079	779,788
Repairs and Alterations	681,828	665,611	721,193
Installment Acquisition Payments	215,764	201,646	185,369
Rental of Space	2,670,203	2,985,685	2,944,905
Building Operations	1,573,814	1,573,909	1,624,771
Columbia Hospital for Women	0	14,000	0
<i>Subtotal New Obligational Authority (NOA)</i>	<i>5,674,723</i>	<i>5,527,930</i>	<i>6,256,026</i>
<i>Subtotal FBF Budget Authority</i>	<i>305,632</i>	<i>(54,139)</i>	<i>745,003</i>
<i>Subtotal FBF Appropriations</i>	<i>450,018</i>	<i>0</i>	<i>681,871</i>
TOTAL, Treasury Approps. Action (BA/NOA)	5,859,320	5,745,238	6,445,143
<i>Budget Authority</i>	<i>490,229</i>	<i>163,169</i>	<i>934,120</i>
<i>Appropriations</i>	<i>634,615</i>	<i>217,308</i>	<i>870,988</i>
TOTAL, VA/HUD Appropriations Action (BA)	2,542	2,622	6,822
Federal Consumer Information Center (Direct)	2,542	2,622	6,822

¹ The FCIC is funded under the VA/HUD bill; all else is in the Treasury & General Government bill.

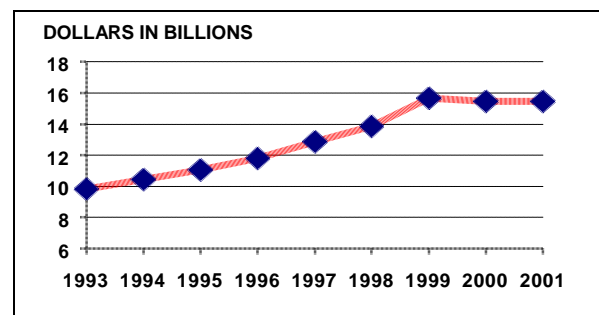
² Includes funding transfers of 63.5 million in FY 2000 for Y2K and the Lorton Correctional Complex.

³ FBF NOA amounts are the NEW authority enacted/requested each year; accounts are no-year, and obligations in any year include some or all of the new authority plus unobligated prior-year projects



BUDGET HIGHLIGHTS AND TRENDS:

- Annual operating appropriations in FY 2001, after adjustment for Y2K one-time expenditures, show a small increase from FY 2000 levels. This increase is made up primarily of several increases related to the President's initiative on Critical Infrastructure Protection (CIP), an increase for the Lorton Correctional Complex closure and other disposal activities, and funding for the Presidential transition.
- The budget supports 14,216 FTE in FY 2001, an increase of 16 over FY 2000. The FY 2001 level is a decrease of 6,032 FTE, or 30%, since FY 1993, one of the greatest percentage reductions of any large executive branch agency.
- The budget proposes \$780 million for new construction projects in FY 2001. \$721 million is also being requested for repairs and alterations projects. See the tables on pages 10 and 20 for project lists.
- The agency continues to emphasize its policy role under the Office of Governmentwide Policy (OGP), created in FY 1996. OGP, working with other agencies, provides leadership to develop and oversee implementation of policies to achieve cost effective solutions for the delivery of administrative services, while reducing regulations and empowering employees. OGP is taking a leadership role in the implementation of electronic government.
- In its operations, GSA has moved from being a mandatory source to being a provider of choice, and is competing for customer purchases of supplies, fleet services, information technology services and, increasingly, real property services.
- The General Services Administration is currently reviewing the financial condition of the Federal Supply Service's national supply distribution system and the viability of operating the existing warehouses. Since this review has not been concluded, the financial and employment data shown in this budget reflect the continuation of the current stock program.
- GSA's "business volume" (expressed as total obligations) has grown steadily, reflecting delivery of increased goods and services to Federal customers.
- During the 9-year period shown in the chart at the right, obligations increased over 57%.

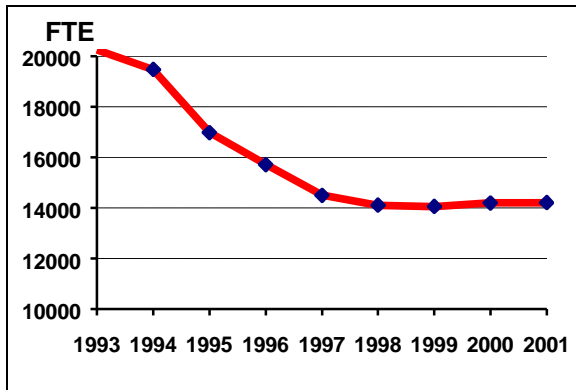




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BUDGET HIGHLIGHTS AND TRENDS (CONTINUED)

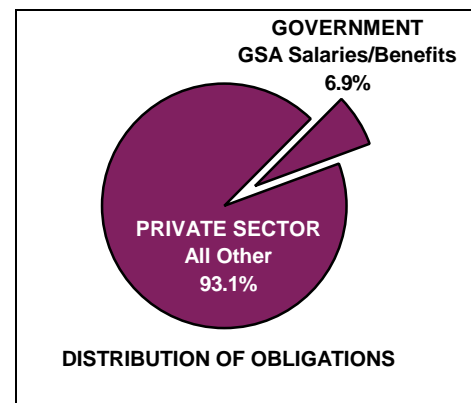


- Over the same period, GSA has significantly streamlined and reduced its workforce. Compared to FY 1993, the baseline for recent employment reduction goals, GSA's FY 2001 level has decreased over 30%. All of this has been achieved without adverse action through hiring freezes/attrition and 4,391 voluntary separations under "buyout" authority.

O

OTHER PERSPECTIVES

- GSA's budget and programs have a very large sphere of influence in both the public and private sectors. GSA contracts with the private sector to meet client agency needs. Of the \$15.5 billion budgeted in FY 2001, only \$1.1 billion is for salaries and benefits of GSA personnel, about 6.9%. The rest is for commercially sourced supplies, services, commercial rent payments, equipment, communications and utilities. In total, GSA actually affects over \$66 billion in financial transactions throughout the Government. This includes its own funds and the value of contractual and other vehicles it puts in place for all agencies to use. See the following table on "Government Financial Transactions Affected by GSA":





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Government Financial Transactions Affected By GSA			
	<i>\$(Thousands)</i>		
	FY 1999 Actual	FY 2000 Estimate	FY 2001 Estimate
ACTIVITIES UNDER GSA ACCOUNTS:			
Budgeted Obligations	15,682,743	15,447,740	15,475,966
Unoblig. Bal. of Approved Const/R&A Program	<u>1,136,544</u>	<u>635,885</u>	<u>661,605</u>
Subtotal	16,819,287	16,083,625	16,137,571
FUNDS THAT GSA COLLECTS:			
Transportation Overcharge Collections	12,900	13,500	13,000
Surplus Real Property Sales Proceeds	310,300	344,400	326,100
Surplus Personal Prop Sales Proceeds (gross)	12,200	12,200	12,200
Outlease of Govt-Owned Space	2,912	3,000	3,000
Energy Rebates and Recycling Receipts	<u>1,235</u>	<u>1,266</u>	<u>1,266</u>
Subtotal	339,547	374,366	355,566
MECHANISMS PUT IN PLACE BY GSA (REVENUES):			
GSA SmartPay (notes 1 & 2)	<u>5,372</u>	<u>6,701</u>	<u>7,622</u>
Subtotal	5,372	6,701	7,622
MECHANISMS PUT IN PLACE BY GSA (EXPENSES):			
Multiple, Single, Service Schedules (Supply & ADP)	11,466,509	13,000,000	14,500,000
Purchase of Telecomm. Services (POTS)	10,996	0	0
Major Info. System Acquisition/Seat Management	176,798	124,000	158,000
Telecommunications Enhancement Contracts	82,674	175,013	192,514
Operation Safeguard	0	40,000	40,000
GSA IT Acquisition Services	64,902	24,300	25,600
Financial Management Systems Support Center	19,678	8,000	4,000
Freight Transportation Services (HHG and STOS)	126,200	120,200	117,300
GSA SmartPay (notes 1 & 2)	14,830,306	16,867,524	18,701,020
Real Estate Schedules	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>
Subtotal	26,780,063	30,361,037	33,740,434
COST AVOIDANCES DUE TO GSA PROGRAMS:			
Real Property Utilization Transfers	30,200	23,100	23,900
Personal Property Utilization/Donations	1,880,000	1,610,000	1,610,000
Real Property Donations	105,400	94,200	131,000
Value of CIC Pub Svc Media Donations	<u>16,950</u>	<u>17,200</u>	<u>17,500</u>
Subtotal	2,032,550	1,744,500	1,782,400
GSA DELEGATED AUTHORITIES:			
Real Prop. Disposal (DOD) (note 3)	12,000,000	12,000,000	12,000,000
Buildings Delegations (note 4)	208,805	217,951	223,725
Supply Schedules - Dept Veterans Affairs	<u>1,970,958</u>	<u>2,001,000</u>	<u>2,001,000</u>
Subtotal	14,179,763	14,218,951	14,224,725
TOTAL GSA-RELATED FINANCIAL TRANSACTIONS	60,156,582	62,789,180	66,248,318

Note 1: GSA SmartPay contracts became effective Nov 1998, & include Purchase, Travel, Fleet cards & Airline City pairs volumes.

Note 2: Under GSA SmartPay, the amount of the refund varies by agency. There is a base refund of 4 basis points which goes to GSA out of the agencies' refunds. Agencies have negotiated refunds in different amounts, depending upon such issues as how quickly they pay, how electronic the process is, volume, etc. Some agencies have refunds of well over 100 basis points, while others have a lot less. These refunds are paid directly to the ordering agency, not to GSA. Given that the refunds are dependent on actions of agencies (for example meeting volume incentives, improving speed of payment, etc.), we have no way of knowing how much the refunds will be. We hope to have better data as the process continues to roll-out. Final IMPAC refunds are included in the GSA SmartPay refund numbers.

Note 3: Estimated sales value of properties under DOD Base Closures; GSA delegates its disposal authorities to DOD.

Note 4: Estimated rent payments transferred to delegate agencies that are responsible for lease management as prescribed in the delegation agreements (usually single-tenant buildings).



M AINTAINING THE MOMENTUM

The FY 2001 budget program seeks to maintain and build upon GSA's contributions toward making the Federal sector work better and cost less.

The *Federal Buildings Fund* finances GSA's real property activities, except for disposal. GSA offers quality non-mandatory real property services, which permits our customers to choose their leasing and space alteration providers from GSA, other public, or private sources. Most agencies are continuing to use GSA's facilities and services. Public Buildings Service (PBS) customer satisfaction increased from 74% in 1994 to 80% in 1998, and is targeted to improve to 83% in FY 2001, with a long-term goal of 85%. PBS is working to expand its private sector benchmarking efforts. Operating costs for office space, for example, were 13% below private sector costs in FY 1999, resulting in savings of \$43 million in FY 2000 and FY 2001.

- GSA's FY 2001 budget reflects a significant construction program, including:
 - ✓ \$488 million for seven new federal courthouse projects.
 - ✓ \$18 million for seven Border Station projects
 - ✓ \$83 million for a new consolidated high security headquarters for the Bureau of Alcohol, Tobacco and Firearms.
 - ✓ \$58 million for a new United Nations U.S. Mission facility in New York City.
 - ✓ Consolidation of the Food and Drug Administration's Headquarters office and laboratory space from the current 48 sites to 2 sites in Maryland. A total of \$544 million will be requested, in the amounts of \$101 million in FY 2001, and \$443 million in advance appropriations for FY 2002 through FY 2004.
 - ✓ A new National Oceanic and Atmospheric Administration (NOAA) ADP facility in Suitland, Maryland. An advance appropriation of \$34 million in FY 2002 is requested.
- In addition to Construction and a \$721 million Repairs and Alterations program, which are described in detail in the next section of this summary, initiatives in GSA's PBS include:
 - ✓ Reduce vacant available leased space by 233 thousand square feet.



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- ✓ Reduce vacant owned space by 1,803 thousand square feet.
- ✓ Allocate \$37.9 million to recapture 920 thousand square feet of vacant space, which will generate \$20 million in annual revenue to the Federal Buildings Fund.
- ✓ Continue investment in security enhancements including additional security personnel, enhanced building design, security equipment (e.g., magnetometers, x-ray machines, etc.), and a glass fragment retention program for windows in Federal Buildings.
- GSA maintains and disposes of surplus Federal property, producing \$312 million in proceeds in FY 1999, at significant savings to our customers.
- ✓ A net increase of \$3.3 million is requested for protection and maintenance of the Lorton Correctional Complex.

Through the *Information Technology Fund*, the Federal Technology Service (FTS) provides the Government with an economical and efficient system for the procurement of IT and telecommunications services. FTS identifies and aggregates Federal requirements to offer contracts that yield substantial cost savings and value. For example, under the new FTS2001 contracts, long distance telecommunications service, which will be non-mandatory, will start at about 4.5 cents per minute and drop to less than 1 cent a minute by the end of the contract. Although this decline represents an overall savings to the government, because of these substantial price reductions GSA revenues for the long distance program are projected to decline from \$800 million in FY 1999 to \$624 million in FY 2000 and to \$512 million in FY 2001.

The *General Supply Fund* is a full-cost recovery, revolving fund that provides Federal agencies with services and supplies. Through the fund, the Federal Supply Service (FSS) gets great deals for the Government by leveraging vendor-competitiveness and the size of the Federal market to contract for top quality goods and services at a discount. For example:

- ✓ The Contract Airline City-Pair program offers Federal travelers unrestricted discount airfares that generate substantial savings.
- ✓ Shipment of freight, household goods, and small-packages through express delivery services is performed at a 45–49% savings over commercial rates.



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- ✓ Vehicle fleet services are the most cost-effective anywhere, with compact sedan acquisitions providing an average of 20% savings compared to commercial "Black Book" prices.
- The Personal Property Utilization and Donation program achieved savings of \$1.9 billion in FY 1999.
- More than 4 million commercial products and an extensive range of technology, financial, environmental, management, and administrative services can be purchased directly from more than 6,800 contracts through the Federal Supply Schedule program or through *GSA Advantage!™*, GSA's award winning on-line shopping service.
- ✓ 77% of Schedule contracts are awarded to small business.

GSA's Office of Governmentwide Policy (OGP), financed by the *Policy and Operations* account, provides the leadership needed to develop and oversee the implementation of policies designed to achieve the most cost effective, innovative solutions for the delivery of administrative services. For example, OGP continues to be a leader in development of electronic commerce (EC) policies and practices, working toward governmentwide standardization of EC policies and practices. \$2.1 million is being made available in FY 2001 to support the development of EC infrastructure to provide an interoperable, single face for government electronic business transactions.

Through a wide variety of programs, GSA continues to lead the government in innovative programs. For example:

- GSA produces comprehensive annual reports and audited financial statements. We expect to earn an unqualified audit opinion from an independent public accounting firm in FY 1999, for the twelfth consecutive year, unprecedented among Federal agencies.
- The agency's programs often involve meeting broad societal goals and improving the quality of life for Federal employees.
- ✓ GSA is a leader in family-friendly workplaces. At the close of FY 1999, we now manage 113 Federal child care facilities, serving 7,600 children. Seventy-seven percent of our centers are accredited, compared to five percent for all childcare centers nationwide. Our goal is to achieve a 97% accreditation rate in FY 2001. In FY 1999 we made computers and internet access available to all the childcare centers. We also continue to seek new ways to make Federal child care more affordable.



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- ✓ GSA will manage the Computers for Learning program website, to aid in the donation of surplus computer equipment to schools and non-profit education groups.
 - ✓ GSA's Federal recycling efforts in approximately 1,100 buildings will result in diversion of about 68,000 tons of recyclable materials away from landfills in FY 2001. GSA used proceeds from the recycling program for tuition assistance to needy families in childcare centers.
 - ✓ GSA's energy consumption was reduced by 18% from 1985 to 1999, and will be reduced by an additional 4% by FY 2001. Utility costs in GSA facilities are 28% less per rentable square foot than comparable private sector buildings.
 - ✓ GSA's fleet experiments with innovative technologies, such as alternative-fuel vehicles (AFVs), led to GSA's induction into the Clean Air Hall of Fame. GSA has purchased over 27,000 AFVs since FY 1991, with 23,000 of them for the GSA fleet.



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EW CONSTRUCTION PROGRAM DETAIL

2001 Construction and Acquisition of Facilities (NOA) In Priority Order \$(Millions)	
<u>Projects funded from FBF:</u>	
Judgment Fund Repayment	\$16.7
New York, NY, US Mission to the UN	58.3
Sault St. Marie, MI, Border Station	3.6
Eureka/Rossville, MT, Border Station.....	6.9
Fort Hancock, TX, Border Station.....	2.1
Jackman, ME, Border Station.....	.6
Del Rio III, TX, Border Station	1.8
Raymond, MT, Border Station6
Eagle Pass, TX, Border Station	2.2
Houston, TX, FBI.....	6.1
Washington, DC, SEFC Site Remediation.....	5.0
Non-Prospectus Construction	3.0
TOTAL	\$107.1
<u>Projects Funded from Direct Appropriations:</u>	
Montgomery Co., MD, FDA Consolidation	101.2
Washington, DC, ATF Headquarters	83.0
Los Angeles, CA, Courthouse.....	31.5
Seattle, WA, Courthouse.....	177.9
Richmond, VA, Courthouse	19.5
Biloxi-Gulfport, MS, Courthouse	42.7
Washington, DC, Courthouse Annex (E. Barrett Prettyman)	104.1
Miami, FL, Courthouse	111.0
Little Rock, AR, Courthouse Annex	1.8
TOTAL	672.7
Total Construction Program, FY 2001	779.8
<u>FY 2002 Advance Appropriation:</u>	
Suitland, MD, NOAA II	34.1
Montgomery Co., MD, FDA Consolidation	184.9
Total.....	219.0
<u>FY 2003 Advance Appropriation:</u>	
Montgomery Co., MD, FDA Consolidation	162.6
<u>FY 2004 Advance Appropriation:</u>	
Montgomery Co., MD, FDA Consolidation	95.9

Note: This table will not add due to rounding.



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PROJECT DESCRIPTIONS (*in order by State*):

ARKANSAS

Little Rock – United States Courthouse Annex..... \$1,820,000

This project proposes construction of a 100,538 gross square foot annex, including 55 inside parking spaces, and alterations to the existing Post Office-Courthouse (PO-CT) located at 600 Capitol Street, in Little Rock, AR. When the project is completed, the annex and the existing PO-CT will meet the ten-year requirements of the U.S. District Court, U.S. Marshals Service and other court-related agencies.

The PO-CT was constructed in 1932 and is on the National Register of Historic Places. It contains 275,344 gross square feet of space and houses the District Courts and court-related agencies. The project proposes the demolition of the U.S. Postal Service workroom and center wing and construction of a five-level addition between the east and west wings. In conjunction with construction of the addition, the project includes modernization of the PO-CT, including mechanical, electrical and plumbing upgrades, handicapped/accessibility improvements and alteration of currently occupied space to bring it into compliance with the U.S. Courts Design Guide.

Funding for site (\$821 thousand) and design (\$2,615 thousand) was provided in fiscal year 1999. This direct appropriation request is for additional design (\$1,820 thousand). Funding for construction (\$47,483 thousand) and management and inspection (\$3,608 thousand) will be requested in a future fiscal year. The estimated total project cost is \$56,347 thousand.

CALIFORNIA

Los Angeles - United States Courthouse \$31,523,000

This project proposes the acquisition of a site and the design of a 712,102 gross square foot courthouse, including 80 inside parking spaces, in Los Angeles, CA. The courthouse will meet the ten-year expansion requirements of the District Court and court-related agencies. The site will be large enough to support the initial construction and meet the 30-year requirements of the courts.

The project will consolidate the District Court into one building. The magistrate and bankruptcy courts will occupy the Roybal Federal Building.

This direct appropriation request is for site acquisition (\$20,600 thousand) and design (\$10,923 thousand). Funding for construction (\$228,428 thousand) and for management and inspection (\$6,266 thousand) will be requested in a future fiscal year. The estimated total project cost is \$266,217 thousand.

DISTRICT OF COLUMBIA

Bureau of Alcohol, Tobacco, and Firearms Headquarters Facility \$83,000,000

This project proposes the construction of a new 422,000 gross square foot building, including approximately 200 inside parking spaces, for the headquarters of the Bureau of Alcohol, Tobacco, and Firearms (ATF), of the Department of the Treasury, currently located in two leased buildings in Washington, DC.

The proposed facility would provide a single tenant building for ATF, so that security is not compromised. ATF will control access to the building and site, including vehicular access. All parking inside and outside the building will be controlled by ATF. The building will be constructed according to newly developed design standards for secure facilities. Parking building mechanical spaces, and some operational space will be provided below grade. Security measures such as blast resistant, non-collapsible construction techniques, larger than customary setbacks on the site, and controlled loading dock entry, will be incorporated in the project.



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The Department of Treasury received \$6,700 thousand in the 1995 Emergency Supplemental Appropriations Act, of which \$5,234 thousand is available for the design of the proposed facility. Treasury received \$15,000 thousand in its fiscal year 2000 budget for the site acquisition and related activities.

This direct appropriations request is for the construction (\$79,000 thousand) and management and inspection (\$4,000 thousand) of ATF's new headquarters facility. The estimated total project cost is \$103,234 thousand.

Southeast Federal Center Site Remediation \$5,000,000

This 55 acres project consists of the completion of environmental site preparation on the portion of the Southeast Federal Center (SEFC) site, east of New Jersey Avenue extended, in Washington, DC.

GSA requested \$30,000 thousand in its fiscal year 1997 budget for the remediation of the SEFC. The Congress appropriated \$20,000 thousand in fiscal year 1997 and \$10,000 thousand in fiscal year 1999.

This request (\$5,000 thousand) is for the construction funds required to complete the project. This additional amount is for conventional remediation of a 2.7 acre portion of the site previously regarded as suitable for less expensive bio-remediation methods. The total cost of remediation of the SEFC site is now estimated to be \$35,000 thousand.

U.S. Courthouse Annex (E. Barrett Prettyman)..... \$104,050,000

This project proposes the construction of a 294,459 gross square foot annex, including 250 inside parking spaces, to the E. Barrett Prettyman Courthouse, 3rd and Constitution Avenue, NW, Washington, DC. The annex will provide space for the District Court, Magistrate Court, Bankruptcy Court, Court of Appeals, U.S. Attorneys, U.S. Marshals, and U.S. Trustees. The annex, in conjunction with the existing courthouse, will meet both the ten and the 30-year needs of the courts and court-related agencies.

Funding for design (\$5,703 thousand) was provided in fiscal year 1997. This direct appropriation request is for additional design (\$1,487 thousand), construction (\$97,641 thousand), and management and inspection (\$4,922 thousand). The estimated total project cost is \$109,753 thousand.

FLORIDA

Miami - United States Courthouse..... \$110,950,000

This project proposes construction of a 426,468 gross square foot U.S. Courthouse, including 50 inside parking spaces, in Miami, FL. The new courthouse will meet the ten-year space requirements of the courts and court-related agencies.

Currently, the courts and court-related agencies are housed in four Government-owned and seven leased locations. The proposed plan for construction of the new courthouse and backfill of the Federal Courthouse Square will provide the required expansion space for the courts, consolidate court-related activities and ensure maximum security.

Site (\$18,890 thousand) and design (\$6,100 thousand) funding was received in fiscal year 1997. Escalated design (\$1,132 thousand) funding was provided to this project in fiscal year 1999 from savings from other projects. This direct appropriation request is for additional design (\$1,437 thousand), construction (\$104,575 thousand), and management and inspection (\$4,938 thousand) funding. The estimated total project cost is \$137,072 thousand.

MAINE

Jackman - Border Station \$619,000

This project proposes the construction of a new border station to replace the existing facility at Jackman, ME. In addition to a new main port building, this project will provide for the following ancillary inspection facilities:



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agency vehicle garage, two primary inspection lanes and booths for non-commercial traffic, one inspection lane and booth for commercial traffic, a non-commercial secondary inspection with an additional two lanes for non-commercial traffic, an outbound inspection area, and a GSA maintenance facility.

The total gross area of the new complex including the main port building and all ancillary inspection facilities is 24,040 gross square feet. There will be a total of 24 parking spaces, of which 19 are official agency spaces and five are for visitors.

The Jackman border station is on the U.S. Federal Inspection Agencies "Top Ten" priority list for replacement, and has been identified by the Shared Border Accord (established by President Clinton and Prime Minister Chretien) as a potential joint/shared facility. The facility is 40 years old, in poor condition and is rapidly deteriorating. The approach from Canada is dangerous. Truck and car lanes are inadequately laid out.

There is sufficient office, storage, locker, lunch, and conference/training space to house the projected staff level of 18 employees and the new computer system. There are no detention cells. The personnel in the supervisor's office are unable to visually monitor any of the inspection areas because of its location. The facility does not meet current building codes, has obsolescent plumbing, mechanical, electrical, and fire and life-safety systems. In addition, it is not accessible to handicapped persons.

This request is for design (\$619 thousand). Funding for construction (\$5,897 thousand) and management and inspection (\$537 thousand) will be requested in a future fiscal year. The estimated total project cost is \$7,053 thousand.

MARYLAND

Montgomery County - Food and Drug Administration Consolidation \$101,239,000

This project will provide consolidated office and laboratory space for the Food and Drug Administration (FDA) headquarters components at White Oak in Montgomery County, MD. The FDA is currently housed in 48 buildings at 18 locations throughout the Washington, DC, metropolitan area. FDA requires 2.8 million gross square feet of laboratory, office, and support space. FDA is being consolidated in Montgomery County (White Oak) and in Prince George's County, Maryland. The proposed facility at White Oak will provide 2.2 million gross square feet of consolidated office and laboratory space for FDA headquarters. GSA intends to request funding to meet these facility requirements at White Oak on an incremental basis corresponding to the five phases of the planned project.

Below is the funding history for this project:

Fiscal Year 1992	\$200,000,000
Fiscal Year 1994	\$73,921,000
Fiscal Year 1995	45,000,000
Fiscal Year 1996	55,000,000
Fiscal Year 2000	35,000,000
Reprogramming from another construction project	6,000,000
Rescission (P.L. 104-19)	(228,000,000)
Transfer (Seafood Research Center)	(5,000,000)
Total	\$181,921,000

A further breakdown of the \$181,921 thousand is as follows: \$5,000 thousand for site, \$15,691 thousand for design, \$12,366 thousand for project planning, \$141,441 thousand for construction, and \$7,423 thousand for management and inspection.

Funding for Phase I of this project for the design (\$2,120 thousand) and for management and inspection (\$2,082 thousand) was funded in fiscal year 1996. The construction (\$29,939 thousand) of a 111,250 gross square foot laboratory for FDA's Center for Drug Evaluation and Research (CDER) and design (\$5,061 thousand) of the CDER office was appropriated in fiscal year 2000.



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This direct appropriation request (\$101,239 thousand) for Phase II of the project is for construction (\$88,021 thousand) and management and inspection (\$4,158 thousand) of the CDER office building and the design (\$9,060 thousand) of the Center for Devices and Radiological Health (CDRH) Laboratory and Office.

Funding in the amount of \$443,401 thousand will be requested as a direct appropriation for design (\$13,965 thousand), construction (\$414,231 thousand), and management and inspection (\$15,205 thousand) in future years. Furthermore, of this \$443,401 thousand, \$184,874 thousand is being requested as an advance appropriation for fiscal year 2002, \$162,633 thousand in fiscal year 2003, and \$95,894 thousand in fiscal year 2004.

The estimated total project cost includes \$12,366 thousand for project planning, \$584,232 thousand for the Montgomery County project, and \$129,963 thousand for the Prince George's County project. The estimated total project cost for consolidation of FDA is \$726,561 thousand.

Suitland – National Oceanic and Atmospheric Administration II..... \$34,083,000

This project proposes the construction of a 207,970 gross square foot facility, plus a parking garage with 500 spaces, for the National Oceanic and Atmospheric Administration (NOAA). The proposed facility will provide space for the National Environmental Satellite, Data, and Information Service (NESDIS) currently located in Federal Building 4 (FOB 4) in Suitland, MD.

The majority of the NOAA components are located in FOB 4. NOAA's mission is to launch and control satellites used to gather, analyze, and distribute international weather and sensitive defense information. NOAA houses approximately \$50 million worth of computer equipment that controls approximately \$3 billion worth of satellites. NOAA's operation is 24 hours a day, seven days a week and requires high security due to NOAA's defense information section. FOB 4 is inadequate to house ADP space, but will be retained and used as office space by the Bureau of the Census. Funding for renovation of FOB 4 will be requested in a future budget.

The new facility will be constructed at the Government-owned Suitland Federal Center in Suitland, MD. The design (\$3,128 thousand) was provided through the Department of Commerce (DOC) budget in fiscal year 2000. In addition, DOC's budget includes \$14,526 thousand of construction funding as a fiscal year 2002 advance appropriation. This request is for advanced appropriation in fiscal year 2002 for construction (\$31,132 thousand) and management and inspection (\$2,951 thousand). The estimated total project cost is \$51,737 thousand.

MICHIGAN

Sault Sainte Marie - Border Station \$3,630,000

This project proposes the construction of a new border station in Sault Sainte Marie, MI. The border station will contain 52,846 gross square feet including canopied areas. It will provide expanded office, lobby and storage space, five primary inspection lanes, a garage, and a secondary inspection building for the search of buses and private vehicles. The expanded on-site parking area will accommodate 157 vehicles.

The new facility will replace an existing border station that is overcrowded and does not provide sufficient space to allow agencies to perform their missions. From 1981 through 1997, the annual traffic count has increased an aggregate 145 percent. The commercial count has increased steadily at an average of seven percent per year.

Site acquisition (\$122 thousand) and design (\$450 thousand) were funded in fiscal year 1999. Additional design (\$250 thousand), construction (\$7,452 thousand) and management and inspection (\$561 thousand) were funded in fiscal year 2000. This request is for additional site (\$1,500 thousand), construction (\$1,955 thousand), and management and inspection (\$175 thousand). The estimated total project cost is \$12,465 thousand.



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MISSISSIPPI

Biloxi-Gulfport - United States Courthouse \$42,715,000

This project proposes the construction of a 219,897 gross square foot U. S. Courthouse, including 50 inside parking spaces in Gulfport, MS. The new courthouse will meet the ten-year requirements of the courts and court-related agencies.

The U.S. Courts and court-related activities currently occupy space in four locations. All of the courts and approximately 99 percent of the court-related agencies are located in leased space. The new courthouse will house all the courts and court-related agencies into one Government-owned facility. The remaining space will be occupied by executive agencies.

Site acquisition (\$3,871 thousand) and design (\$3,672 thousand) was funded in fiscal year 1999. Additional site acquisition (\$2,133 thousand) funding was reprogrammed to the project in fiscal year 1999. This direct appropriation request is for additional site acquisition (\$1,500 thousand), construction (\$38,137 thousand) and management and inspection (\$3,078 thousand). The estimated total project cost is \$52,391 thousand.

MONTANA

Raymond - Border Station \$577,000

This project proposes the construction of a new border station at Raymond, MT. The new station will contain 25,671 gross square feet including canopied areas and inside parking for six vehicles. It will provide expanded office, lobby and storage space, three primary inspection lanes, a secondary inspection building able to accommodate commercial buses and private vehicles, a commercial warehouse with two dock spaces and an enclosed firing range. There will also be larger and more secure parking areas including a fenced impoundment lot for seven vehicles, a commercial lot for ten oversize vehicles which includes two spaces for hazardous vehicles, and a visitor/employee lot for 25 vehicles.

The new facility will replace an existing border station, which is overcrowded, and functionally obsolete. It will be constructed on approximately ten acres of land, using another location on the site of the existing station. The existing station which will be used during construction of the new facilities will be demolished by its current owner and operator the Immigration and Naturalization Service (INS). The current facility is no longer equipped to process the volume of traffic which passes through it and does not meet the existing or future requirements of the tenant agencies in terms of size, efficiency, and security. INS has requested that GSA construct, own and operate a new port of entry at this location to replace the current facility.

This request is for design (\$577 thousand) funding. Funding for construction (\$5,518 thousand) and management and inspection (\$449 thousand) will be requested in a future fiscal year. The estimated total project cost is \$6,544 thousand.

Eureka/Rosville - Border Station \$6,892,000

This project proposes the construction of a new Rosville border station in Eureka, MT. The border station will contain 26,013 gross square feet including canopied areas and inside parking for six vehicles. It will provide expanded office, lobby and storage space, three primary inspection lanes, a secondary inspection building able to accommodate commercial buses and private vehicles, a commercial warehouse with two dock spaces. There will also be larger and more secure parking areas including a fenced impoundment lot for eight vehicles, a commercial lot for nine oversize vehicles, one space for a handicapped vehicle, and a visitor/employee lot for 25 vehicles.

The new facility will replace an existing Rosville border station, which is overcrowded, and functionally obsolete. It will be constructed on approximately 15 acres of land, using the two-acre site of the existing station that will be demolished. Temporary off-site inspection facilities will be used during construction. The existing station is no longer equipped to process the volume of traffic which passes through it and does not meet the existing or future requirements of the tenant agencies in terms of size, efficiency, and security.



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Funding for site acquisition (\$100 thousand) and design (\$653 thousand) was appropriated in fiscal year 2000. This request is for construction (\$6,335 thousand) and management and inspection (\$557 thousand). The estimated total project cost is \$7,645 thousand.

NEW YORK

New York - U.S. Mission to the United Nations..... \$58,304,000

This project will demolish the existing building, known as 799 United Nations Plaza, located in midtown Manhattan, and construct a new facility on the existing site for the consolidation and expansion of the offices and related functions of the U.S. Mission to the United Nations. The new facility will consist of 141,307 gross square feet, including ten inside parking spaces for official diplomatic vehicles, and will house 292 employees.

Design (\$3,163 thousand) was funded in fiscal year 1999. This request is for additional design (\$226 thousand), construction (\$53,984 thousand) which includes \$4,022 thousand for demolition, and management and inspection (\$4,094 thousand) which includes \$278 thousand for management and inspection of the demolition. The estimated total project cost is \$61,467 thousand.

TEXAS

Del Rio III - Border Station \$1,832,000

This project proposes to expand the current border station inspection lanes and provide other border station functions in accordance with Phase III of the site master plan.

This project will provide the Phase III planned improvements/expansion to this Port of Entry on approximately 65 acres of land purchased previously by the General Services Administration. Phase I, the original border station, was constructed in 1968; and Phase II for dock expansion and import lot improvements begun in the mid-1990s. In addition, the project will replace the undersized and 1998 storm damaged main administration building. The project provides 37,900 gross square feet of facilities including canopied areas and outside parking for 170 vehicles.

The planned expansion includes: a 23,000 gross square feet for the Main Administration Building, eight primary and 24 secondary vehicle inspection lanes, a 3,000 gross square feet secondary inspection building, four primary commercial inspection lanes, a 50 bay import dock with a dock office of 9,000 gross square feet, a one bay hazardous materials containment area, kennel space for ten dogs (2,400 gross square feet), and a 500 gross square feet narcotics storage vault. The projected traffic flow and replacement of the storm damaged and undersized administration building necessitate this expansion.

Design (\$1,832 thousand) funding is requested in fiscal year 2001. Funding for construction (\$18,584 thousand), and management and inspection (\$1,728 thousand) will be requested in a future year. The estimated total project cost is \$22,144 thousand.

Eagle Pass - Border Station \$2,212,000

This project includes the construction of a new border station, Eagle Pass II, on approximately 40 acres of land to be donated to the General Services Administration by the city of Eagle Pass. Eagle Pass II, is currently operating as the second border station in Eagle Pass as a temporary border station operation. The temporary facilities, located on the city property that is to be donated, will be demolished with the exception of an existing 4,080 gross square feet kennel building. The border station will contain 45,000 gross square feet of new facilities including canopied areas and outside parking for 130 vehicles. The new facilities will include: a 23,245 gross square feet Main Administration Building, eight primary and 24 secondary vehicle inspection lanes, a 3,000 gross square feet secondary inspection building, eight primary commercial inspection lanes, a 75 bay import dock with a 20,200 gross square feet dock office, a four bay rail inspection station with a 600 gross square feet office, and a ten bay export dock with a dock office of 1,200 gross square feet. The



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temporary border station facilities are undersized for current and projected need, and Government ownership is needed to provide proper security and future operational abilities.

This request is for design (\$2,212 thousand) funding. Funding for construction (\$23,726 thousand) and management and inspection (\$2,170 thousand) will be requested in a future year. The estimated total project cost is \$28,108 thousand.

Fort Hancock - Border Station \$2,140,000

This project proposes the site acquisition for and the design of a new border station at Fort Hancock, TX. The border station will contain 9,659 gross square feet including canopied areas. The new border station will provide two primary inspection lanes, a covered secondary inspection area, exit control facilities, and additional office, lobby and storage space. There will be larger and more secure outside parking areas for 33 vehicles, including a fenced impound lot, a special permit lot, and a visitor/employee lot. Parking will be provided for the following: ten spaces for official parking, 11 employee spaces, three handicapped spaces, two visitor spaces, and seven spaces in the impound lot.

The U.S. Customs Service, Immigration and Naturalization Service, and Animal and Plant Health Inspection Service, have included Fort Hancock on their "Top Ten" list of nationwide border stations in need for replacement and/or major improvement. In addition to the existing facility's inability to handle traffic from the border crossing, the current facility does not have adequate room for safe and efficient handling of alien detainees or for safe secondary inspection of vehicular traffic. There is a need for standard detention cells and safe interview facilities for processing suspected criminals which does not exist at the current facility.

The current outdated facility is extremely inefficient for the necessary inspection service operations that must be performed today. There is inadequate space in the public waiting area and no public rest rooms. In addition, inadequate and undersized support space exists and handicapped accessibility requirements are not met.

Site acquisition (\$45 thousand) and design (\$232 thousand) was appropriated in fiscal year 2000. This request is for construction phase (\$1,954 thousand) and for management and inspection (\$186 thousand). The estimated total project cost is \$2,417 thousand.

Houston - Federal Bureau of Investigations \$6,145,000

This project proposes the construction of a new Federal Bureau of Investigations (FBI) facility in Houston, TX. The new FBI facility will be 394,750 gross square feet including 345 indoor and 50 outdoor parking spaces on approximately 8.8 acres. The existing FBI leased office building has a long history of structural problems and inadequate floor loading capacity for the operational needs of the FBI. It has glass curtain wall construction, does not provide sufficient setback from adjacent surrounding streets, and does not feature progressive collapse prevention design or construction.

The central open atrium of the existing leased building is inefficient and is highly restrictive as to layout and space utilization potential. The current lease location issues cannot be resolved sufficiently to meet current FBI security and blast protection needs.

This request is for site acquisition (\$2,683 thousand) and design (\$3,462 thousand) funding. Funding for construction (\$43,504 thousand) and management and inspection (\$3,210 thousand) will be requested in a future year. The estimated total project cost is \$52,859 thousand.

VIRGINIA

Richmond - United States Courthouse \$19,476,000

This project proposes the acquisition of approximately two acres of land and the design of a 259,688 gross square foot U.S. Courthouse, including 64 inside parking spaces, in downtown Richmond, VA. The new courthouse will be constructed to meet the ten-year expansion requirements of the courts and court-related



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agencies. The two acre site will be large enough to support this initial construction project plus any future expansion requirements projected by the courts and court-related agencies.

The District Court and the court-related agencies are housed in one federally-owned and two leased locations. The majority of space is in the historic Lewis F. Powell United States Courthouse and Annex (Powell Courthouse/Annex) which contains 299,742 gross square feet of space. The Fourth Circuit Court of Appeals will remain in the existing Powell Courthouse/Annex Complex. Upon the relocation of the District Court and related agencies to the new courthouse, the circuit will absorb the released space for chamber suites and for expansion needs of the U.S. Court of Appeals. The new courthouse will house the District and Bankruptcy Courts and court-related agencies. Currently, they occupy space in the Powell Courthouse/Annex and several leased locations. This fragments the court's operation and presents security problems.

This direct appropriation request is for site acquisition (\$15,500 thousand) and design (\$3,976 thousand). Funding for construction (\$49,607 thousand) and for management and inspection (\$3,481 thousand) will be requested in a future fiscal year. The estimated total project cost is \$72,564 thousand.

WASHINGTON

Seattle - United States Courthouse \$177,930,000

This project proposes construction of a 627,840 gross square foot U.S. Courthouse, including 180 inside parking spaces, in Seattle, WA. The new courthouse will accommodate the ten-year space needs of the courts and court-related agencies.

The new courthouse will house the courts and court-related agencies currently located in the existing building or in leased space. The existing courthouse is currently filled to capacity and can not structurally accommodate any additional courtrooms. Upon completion of the new courthouse, the existing courthouse will be utilized by the Court of Appeals.

Public Law (PL) 102-393 authorized and appropriated \$12,000 thousand for design. This amount was reduced by \$10,949 thousand as a result of the July 27, 1995, rescission action (PL 104-19). Design in the amount of \$5,600 thousand was funded in fiscal year 1996. Site acquisition (\$16,853 thousand) was funded in fiscal year 1997. Escalated site acquisition (\$3,047 thousand) and design (\$3,110 thousand) was provided to this project in fiscal year 1999 from other projects savings. This direct appropriation request is for construction (\$172,240 thousand) and management and inspection (\$5,690 thousand) funding. The estimated total project cost is \$207,591 thousand.

OTHER ACTIVITIES

Non-Prospectus Projects \$3,000,000

Funds in the amount of \$3,000 thousand are requested for the development of projects below the \$1,990 thousand prospectus threshold. Non-prospectus funds have been used to erect special purpose storage buildings, border station facilities, depot service and warehouse buildings, and a small courthouse. The funds have also been used to acquire a motor pool, build parking lots, purchase sites, build child care facilities, and purchase property in conjunction with a Presidential National Historic Site.

Judgment Fund Repayment..... \$16,734,000

Funds are requested to reimburse the Department of Treasury for payment of claims against the Federal Building-Courthouse project (\$6,750 thousand) in Los Angeles, CA, and the U.S. Courthouse project (\$9,984 thousand) in Minneapolis, MN. These settlement agreements include a release of all claims and demands for relief which arise under the contracts. The U.S. Treasury under the terms of the Contract Disputes Act paid the claims. Project funds to reimburse the Treasury are no longer available.



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PAIRS AND ALTERATIONS PROGRAM DETAIL

2001 REPAIRS AND ALTERATIONS (NOA) In Priority Order \$(Millions)					
	Estimated Total Cost	FY 2001 Budget Request			
		Design	Constr.	M&I	TOTAL
Basic Non-Prospectus R&A Projects	\$ 290.0	\$ 0	\$ 290.0	\$ 0	\$ 290.0
Major R&A Construction Projects	501.9	4.0	320.6	24.8	349.3
Washington, DC, Main State Ph III	107.2	0	26.8	1.9	28.8
Pittsburgh, PA, PO/CT	57.8	0	50.4	3.7	54.1
Detroit, MI, McNamara FB	28.7	0	25.3	1.7	27.0
Cincinnati, OH, Potter Stewart CT	20.2	0	17.1	1.3	18.4
Phoenix, AZ, FB-CT	28.4	.7	24.3	2.0	27.0
Kansas City, MO, Bolling FB	27.7	.1	24.0	1.8	25.9
Washington, DC, IRS HQ, Ph I	55.3	0	29.6	2.2	31.8
Reston, VA, J W Powell FB Ph II	34.0	0	21.3	1.7	23.0
Salt Lake City, UT, Bennett FB	22.4	.5	19.1	1.6	21.2
Omaha, NE, Zorinsky FB Ph I	48.8	.3	42.3	3.4	46.0
Santa Ana, CA, FB [Design/Build]	27.9	.2	26.9	.8	27.9
Kansas City, MO, FB 8930 Ward Pkwy	9.8	0	8.3	.7	9.0
Woodlawn, MD, SSA NCC - Utility Bldg	28.8	1.9	.4	1.9	4.3
New York, NY, 40 Foley Square	5.0	.3	4.6	.2	5.0
Chlorofluorocarbons Program (various)	731.6	.3	9.0	.8	10.0
Energy Program (various)	305.2	.3	19.0	.8	20.0
R&A Design Projects:	349.8	21.9	0	0	21.9
Pittsburgh, PA, Moorhead FB	62.3	3.5	0	0	3.5
Suitland, MD, FOB 3	88.1	5.2	0	0	5.2
Tallahassee, FL, CT	5.2	.5	0	0	.5
New Haven, CT, Giaimo FB	14.5	1.0	0	0	1.0
Muskogee, OK, CT	9.0	.8	0	0	.8
Davenport, IA, CT	9.4	.8	0	0	.8
St. Louis, MO, 104/105 Goodfellow FB	16.4	1.2	0	0	1.2
Cleveland, OH, Celebrezze FB	22.4	1.5	0	0	1.5
Cleveland, OH, Metzenbaum CT	23.8	1.5	0	0	1.5
Milwaukee, WI, CT	10.2	.8	0	0	.8
Washington, DC, GSA-ROB	64.5	3.8	0	0	3.8
Chicago, IL, 536 Clark St. FB	24.1	1.4	0	0	1.4
Glass Fragment Retention	100.0	0	30.0	0	30.0
TOTAL REPAIRS AND ALTERATIONS	\$ 2,278.6	\$ 26.4	\$ 668.5	\$ 26.3	\$ 721.2

Note: This table will not add due to rounding.



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CONSTRUCTION PHASE PROJECT DESCRIPTIONS:

VARIOUS LOCATIONS

Chlorofluorocarbons Program..... 10,000,000

This design/build program request will provide for projects during fiscal year 2001 as the sixth phase of a multi-year program to replace or retrofit existing air-conditioning equipment, which presently use chlorofluorocarbon (CFC) refrigerants. These CFC's, when vented or lost to the atmosphere, reduce the protective stratospheric ozone layer.

Scientific findings indicate that CFC emissions are depleting the stratospheric ozone layer, which leads to increased and harmful quantities of ultraviolet radiation reaching the earth's surface. The Clean Air Act Amendments of 1990 (CAAA), (Public Law 101-549) established a phase-out schedule and yearly reduction percentages for ozone depleting chemicals. The amendment promotes recycling, bans the deliberate venting or releasing of refrigerants during maintenance, service, repair or disposal; restricts emission of refrigerants; and establishes strict control over their use. In February 1992, the phase-out of the more adverse ozone-depleting refrigerants was accelerated from the year 2000, which was established by the CAAA, to the end of 1995.

The estimated total program cost (in thousands) is as follows:

	<u>Design</u>	<u>Construction</u>	<u>M&I</u>	<u>Total</u>
Current Funding	\$1,164	\$ 96,587	\$ 3,518	\$101,269
FY 2000	\$ 205	\$ 4,212	\$ 583	\$ 5,000
FY 2001 Request	\$ 256	\$ 8,956	\$ 788	\$ 10,000
Future Years	<u>\$5,725</u>	<u>\$590,245</u>	<u>\$19,401</u>	<u>\$615,371</u>
Total	\$7,350	\$700,000	\$24,290	\$731,640

Energy Program \$20,000,000

This request will provide for the implementation of energy retrofit and conservation measures in Government-owned buildings during fiscal year 2001. The projects to be funded will have savings-to-investment ratios greater than one, and will provide reasonable payback periods that average five years.

The Federal Energy Management Improvement Act (Public Law 100-615) requires Federal agencies to reduce energy consumption by 10 percent by the end of FY 1995. Further, the Energy Policy Act of 1992 requires that all federal agencies reduce energy consumption by 20 percent by the year 2000. In addition, Executive Order 13123 requires federal agencies to take actions to reduce energy consumption by 30 percent by the year 2005 and by 35 percent by fiscal year 2010. GSA met the 10 percent goal in 1995 and has been pursuing actions towards the FY 2000 goal. At the end of fiscal year 1999, GSA had reduced energy consumption by 17.4 percent. We expect that at the end of fiscal year 2000 our consumption will be reduced by 20 percent compared to the 1985 baseline. By investing \$20 million in cost effective energy projects in fiscal year 2001, GSA will reduce energy consumption by approximately 1.9 percent, representing a cost avoidance of \$3.8 million and moving us towards meeting the 35 percent reduction goal of 2010.

The estimated total program cost (in thousands) is as follows:

	<u>Design</u>	<u>Construction</u>	<u>M&I</u>	<u>Total</u>
Current Funding	\$ 3,414	\$ 65,818	\$ 2,990	\$ 72,222
FY 2000	\$ 205	\$ 16,721	\$ 583	\$ 17,509
FY 2001 Request	\$ 256	\$ 18,956	\$ 788	\$ 20,000
Future Years	<u>\$19,873</u>	<u>\$162,905</u>	<u>\$12,709</u>	<u>\$195,487</u>
Total	\$23,748	\$264,400	\$17,070	\$305,218



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Glass Fragment Retention \$30,000,000

Executive Order 12977 establishes the need to increase the security measures in Federal facilities with high-volume public contact and high-risk agencies. On June 28, 1995, the DOJ issued security enhancement recommendations in a report entitled "Vulnerability Assessment of Federal Facilities." The President directed all executive departments and agencies to implement the recommendations. The report recommended that GSA provide as a minimum standard glass fragment retention for windows in Level IV Federal buildings. Level IV buildings are facilities that have over 450 employees. In addition, the facility likely has more than 150,000 square feet, high-volume public contact and contains high-risk law enforcement and intelligence agencies.

The application of a polymer film to windows will protect employees and visitors from flying glass fragments and reduce the possibility of damage due to flying glass fragments in the event of an explosion. Some buildings, however, may require alternative systems such as laminated glass, polycarbonate sheeting, blast curtains or fine metal mesh screens.

ARIZONA

Phoenix - Federal Building-Courthouse \$26,962,000

This project consists of initial space alterations to recapture vacant space, and upgrades to building systems related to tenant occupancy in the Phoenix Federal Building and U.S. Courthouse. The building provides 298,567 gross square feet of space and is located at 230 North First Street in the central business district of Phoenix, AZ. Constructed in 1962, the building has 8 floors, a full basement and 129 outside parking spaces.

The initial space alterations together with companion system work (elevators, electrical, air-handlers, plumbing, etc.) will provide space for the U.S. Bankruptcy Court, the Department of Housing and Urban Development, and the Department of Agriculture. These tenants will backfill the building when the U.S. District Court and related court agencies relocate to a new court facility in the spring of 2000.

Design (\$1,428 thousand) was funded in fiscal year 2000. This request is for additional design (\$655 thousand), construction (\$24,263 thousand) and management and inspection (\$2,044 thousand). The estimated total project cost is \$28,390 thousand.

CALIFORNIA

Santa Ana – Federal Building \$27,864,000

This building, located at 34 Civic Center, was built in 1975 and contains 255,952 gross square feet, including 124 inside and 131 outside parking spaces.

This project proposes structural and non-structural upgrades due to seismic deficiencies, conversion and realignment of the recently vacated courtrooms to general office space, building-wide accessibility code compliance, fire and hardware upgrade, and hazardous material abatement. As of January 1999, the anchor tenants of the building, the U.S. Courts and U.S. Marshals Service relocated to the newly built Ronald Reagan Courthouse. Therefore, recapturing vacant space, and providing the tenants with contiguous space, reconfiguration and conversion of the courtrooms to general space is necessary. Accessibility compliance and hazardous material abatement also will have to be corrected as an integral part of this alteration project.

This request is for design (\$236 thousand), construction (\$26,875 thousand), and management and inspection (\$753 thousand). The estimated total project cost is \$27,864 thousand.



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DISTRICT OF COLUMBIA

Main State Department Federal Building Phase III \$28,775,000

This project proposes funding for Phase III of the modernization of the U.S. Main State Department Building located at 2201 C Street, NW, in Washington, DC. The original portion of the building, known as the "Old Building", was built in 1939. It was originally designated the War Department Building and is listed on the National Register of Historic Places as a Class I Historical Landmark. An addition, known as the "New Building" was constructed in 1960 thus completing the complex as it stands today. The complex provides a total of 2,598,735 gross square feet of space and 905 inside parking spaces and houses 7,310 personnel.

The building serves as the headquarters of the State Department and the Arms Control and Disarmament Agency (ACDA). A previous tenant, the Agency for International Development (AID), has relocated to the newly constructed Ronald Reagan Building. This has resulted in vacant space. Further vacancies related to the backfilling of the nearly completed renovation of the Columbia Plaza building would increase the vacant space.

The overall project concentrates on renovation of the Old War Department Building and a portion of the New Building, covering approximately 1,113,000 gross square feet of space.

Design funding (\$7,831 thousand) was provided in fiscal years 1991, 1995, and 1996 in the Design and Construction Services activity. Funding for phases I and II construction (\$29,779 thousand and \$10,511 thousand respectively) were provided in FY 1999 and FY 2000 respectively. This request is for phase III construction (\$26,835 thousand) and management and inspection (\$1,940 thousand). The balance of project funding (\$28,250 thousand) for construction and (\$2,079 thousand) for management and inspection will be requested in several more phases in future fiscal years. The total project cost is \$107,225 thousand.

Internal Revenue Service Federal Building \$31,780,000

The Internal Revenue Service (IRS) Building is located at 1111 Constitution Avenue, NW, Washington, DC. This building was constructed between 1928 and 1936. It provides 1,384,750 gross square feet of space, including 78 inside parking spaces. It is on the National Register of Historic Places.

This project will upgrade obsolete building systems and replace the collapsing basement floor slab with a reinforced concrete slab. The basement floor slab currently is collapsing at several locations due to continual soil settlements. The deteriorated piping systems underneath the basement floor and building moats will be replaced. All outdated mechanical and electrical systems located on the basement level associated with the floor slab work will be replaced. The main electrical incoming service along with five substations that serve the electrical needs of the entire building will be replaced. It will provide improvement in fire and life safety conditions by installing a new sprinkler system throughout the building. All toilet facilities and plumbing systems from the first through seventh floors will be replaced. The masonry/stone exterior of the building will be cleaned and repainted.

Design (\$3,098 thousand) was funded in fiscal year 1999. This request is for phase 1 construction (\$29,628 thousand) and management and inspection (\$2,152 thousand). Phase 2 construction (\$18,974 thousand) and management and inspection (\$1,417 thousand) will be requested in a future fiscal year. The estimated total project cost is \$55,269 thousand.



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MARYLAND

Woodlawn – SSA National Computer Center – Utility Building \$4,285,000

The National Computer Center (NCC) is located in Woodlawn, Maryland, in the Social Security Administration (SSA) Headquarters Complex. This building was constructed in 1979 and occupied in 1980. The building contains 458,802 gross square feet of space and is five stories high. It houses 1,862 employees and has 630 outside parking spaces.

The Utility Building is also located in Woodlawn, Maryland, in the SSA Headquarters Complex. It is located immediately east of the NCC and is connected to it by a concrete truck apron/driveway and buried service piping. This building was constructed in 1979 and occupied in 1980. It provides 47,104 gross square feet of space and has one story. The building houses 9 employees and has no parking. Housed in the Utility Building are the backup generators for both buildings and the primary heating and cooling equipment for the NCC.

This project provides for the replacement and upgrade of the existing generator plant, installation of a remote control panel and the replacement of the main switchgear housed in the Utility Building of the NCC. The existing generator plant functions as the secondary source of power for the NCC. It also serves as a source of emergency power to the remaining buildings on the campus (the entire campus is comprised of 10 buildings). The generator plant is currently comprised of three liquid fueled generators, each with a 5.8 megawatt capacity. These generators will be replaced and a fourth added. Each generator will have an increased capacity of 10.5 megawatts.

This project will be split funded. GSA will fund, \$4,285,000, the portion of the project attributable to one emergency generator and the replacement of the main switchgear. SSA will fund, \$24,490,000, the portion of the project related to their agency mission.

This request is for design (\$1,918 thousand), construction (\$424 thousand), and management and inspection (\$1,943 thousand). SSA will fund the remaining balance (\$24,490 thousand). The estimated total project cost is \$28,775 thousand.

MICHIGAN

Detroit – Patrick V. McNamara Federal Building..... \$26,999,000

This project consists of the modernization of a portion of the P.V. McNamara Federal Building (FB), 477 Michigan Avenue, Detroit, MI, to meet the expansion needs of the Federal Bureau of Investigation (FBI) Detroit Field Office. Built in 1974, the 27-story building houses nearly 3,800 Federal employees. The building contains 1,104,870 gross square feet.

The FB, now in its third decade of operation, has never undergone a full or partial building modernization. HVAC, electrical, elevator and plaza improvements are needed, as most systems are original to the building. The inadequate distribution of suitably conditioned air is exacerbated by an outdated and inefficient temperature control system. The electrical distribution system is insufficient to meet building demand and does not provide adequate protection in the event of power loss. The elevators are nearing the end of their useful lives and are in need of modernization to insure safety, reliability, and handicapped accessibility. The restrooms require renovation to comply with the Americans with Disabilities Act. The concrete plaza is severely deteriorated and requires upgrades to prevent further serious water damage to the lower levels of the building. In addition, this project will allow the FBI to meet their expansion requirements and as a result the recapture of 85,537 rentable square feet of vacant space in the building.

Design funding (\$1,734 thousand) was funded in fiscal year 2000. This request is for construction (\$25,344 thousand) and management and inspection (\$1,655 thousand). The estimated total project cost is \$28,733 thousand.



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MISSOURI

Kansas City - Richard Bolling Federal Building..... \$25,882,000

Constructed in 1965, the Bolling Federal Building has 18 stories above ground and provides 1,232,550 gross square feet of space plus 106 inside and 436 outside parking space. The building has over 5,000 occupants.

This project consists of critical systems improvements and space alterations necessary to reoccupy floors 15-18. It will also bring these floors into compliance with the many requirements of ADA. A 34-year-old roof will be replaced; asbestos and lead paint contaminants will be abated. Significant vacant space will be recaptured from the relocations of FAA and Dept. of Commerce's Aviation Weather Center. The space will be back-filled by federal tenant's currently housed in leased space.

Design (\$1,823 thousand) was funded in fiscal year 1999. This request is for additional design (\$67 thousand), construction (\$24,010 thousand), and management and inspection (\$1,805 thousand). The estimated total project cost is \$27,705 thousand.

Kansas City – Federal Building..... \$8,964,000

This project consists of the renovation of the Federal Building at 8930 Ward Parkway in Kansas City, MO. The building was constructed in 1962 and is a three-story structure with brick facade, fixed perimeter windows, and flat roof.

The project includes replacing a majority of the HVAC system and installing new air handler units, ductwork, controls, piping, and all necessary accessories. Stairways and exit vestibules will be reconstructed to meet fire code requirements. All existing exterior windows will be replaced except those in the immediate area of the main computer area. These windows will be bricked over for security reasons. Some landscaping and surface parking improvements will be completed.

Interior space will be renovated, including installation of raised access flooring and a new passenger elevator. Various electrical panel boards will be upgraded, and some seismic bracing is also included in the project.

The Internal Revenue Service and the Department of Education will relocate from leased space to backfill vacant space resulting from the U. S. Department of Agriculture, Farm Services agency's consolidation.

Design funding (\$793 thousand) was funded in fiscal year 2000. This request is for construction (\$8,318 thousand) and management and inspection (\$646 thousand). The total project cost is \$9,757 thousand.

NEBRASKA

Omaha - Edward Zorinsky Federal Building - U.S. Post Office-Courthouse..... \$45,960,000

The Edward Zorinsky Federal Building, U. S. Post Office and Courthouse (FB-PO-CT) was constructed in 1960 on a site located on the north side of the Central Business District. The building provides a gross area of 415,567 square feet and has 17 outside parking spaces. The FB-PO-CT currently houses the district court and court-related agencies, the United States Army Corps of Engineers (Corps), the Internal Revenue Service, the Department of Navy, the U. S. Postal Service and the General Services Administration.

The FB-PO-CT was completed in 1960 and has had no major improvements throughout the life of the building. All areas show signs of aging and are in need of general improvements.

This building is one of the few remaining high-rise Federal buildings without total fire sprinkler coverage. In addition, the existence of asbestos in fireproofing, plaster, pipe insulation and floor tiles impedes required tenant space alteration. The proposed improvements will maximize building performance to satisfy current codes and regulations while enhancing the user environment.



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The timing of this modernization coincides with the availability of a significant amount of vacant space due to the relocation of the district court and court-related agencies to the new courthouse. Three floors of the FB-PO-CT will be vacated by the courts in fiscal year 1999, providing the swing space necessary for the modernization project are complete. The Corps, the major tenant in this building, has indicated for some time the need to consolidate its space in Omaha. The Corps' operation has grown considerably in the past several years and as a result, it now also occupies space in two leased locations. Modernization of the FB-PO-CT will enable the Corps to consolidate its functions into one location.

Design (\$2,797 thousand) was funded in fiscal year 1999. This request is for additional design (\$322 thousand), construction (\$42,280 thousand) and management and inspection (\$3,358 thousand). The estimated total project cost is \$48,757 thousand.

NEW YORK

New York – 40 Foley Square \$5,037,000

Constructed in 1936, the U.S. Courthouse located at 40 Foley Square, is constructed of steel and stone. This building is 30 stories and provides 597,025 gross square feet of office and courtroom space, 23 inside and 9 outside parking spaces.

It is considered a Heritage asset, listed on the National Register of Historic Places. It houses 598 federal employees and is planned for long-term retention.

This asset was constructed over 60 years ago and does not have a central air conditioning system. The non-integrated air-handling components are either noticeably worn or inoperable, causing poor air distribution and filtration of tenants.

This proposed HVAC upgrades would improve the economic life of the building and help to preserve this heritage asset. It will also improve the quality of service provided to tenant agencies, enabling GSA to continue to utilize this asset and improve customer satisfaction.

This request is for design (\$275 thousand) construction (\$4,584 thousand) management and inspection (\$178 thousand). The estimated total project cost is \$5,037 thousand.

OHIO

Cincinnati – Potter Stewart Courthouse \$18,434,000

The Potter Stewart Courthouse was constructed in 1939 and is located at 100 East Fifth Street, Cincinnati, OH. The ten- story building contains 499,841 gross square feet of space, and is eligible for inclusion on the National Register of Historic Places. It currently houses 321 employees and has 20 outside parking spaces. Recently, it was named in honor of the Honorable Judge Potter Stewart, a former U.S. Supreme Court Justice. The Potter Stewart Courthouse is the headquarters for the Sixth Circuit in Cincinnati. The Judiciary will remain the building's anchor tenant, provided its long-term expansion needs are met.

This project consists of a court reorganization and expansion. The proposed Court expansion/reorganization project includes the construction of one new District courtroom, chambers, a conference room that can be converted to a courtroom and chambers in the future, Circuit Court chambers, Magistrate facility, and additional space for Pre-Trial, Automation, Staff Attorney, Circuit Executive, and Clerk of the Court. This project also proposes mechanical and electrical upgrades throughout the building to support the needs of the Courts.

Design (\$1,755 thousand) was funded in fiscal year 1996. This request is for construction (\$17,131 thousand) and management and inspection (\$1,303 thousand). This estimated total project cost is \$20,189 thousand.



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PENNSYLVANIA

Pittsburgh - U.S. Post Office and Courthouse \$54,144,000

The U.S. Post Office and Courthouse was completed in 1934 and is listed on the National Register of Historic Places. The structure provides 809,719 gross square feet, including 117 inside and 31 outside parking spaces for 997 personnel.

This project will recapture vacant space and provide the needed expansion for the U.S. Courts. Major alterations are required to upgrade the buildings exterior, plaza and parking ramp; improve interior finishes of offices and courtrooms; install fire safety systems, including expansion of the sprinkler system utilizing existing standpipes; and restore some historically significant features of the building. This will include restoration and expansion to the severely undersized main lobby to greatly improve its functionality, security flow. Alterations will bring the facility into compliance with the Uniform Federal Accessibility Standards and current Federal fire and life safety standards. Selective building systems will be upgraded, including HVAC, electrical and plumbing. Asbestos and lead paint will be removed in areas where they are impacted during renovation.

The major work item is the interior space renovations associated with recapturing all the vacant space and with constructing the new courtrooms in the light-wells. Others are the upgrade of the various building systems, repairs to the building exterior and plaza and the correction of security and circulation issues.

Funding for design (\$3,696 thousand) was provided in fiscal year 1999. This request is for construction (\$50,441 thousand) and management and inspection (\$3,703 thousand). The estimated total project cost is \$57,840 thousand.

UTAH

Salt Lake City - Bennett Federal Building \$21,199,000

This project consists of structural and non-structural seismic upgrades, space alterations to recapture vacant space, and the provision of electrical grounding in the Wallace F. Bennett Federal Building (FB), 125 S. State Street, Salt Lake City, Utah. This building will continue to house the current primary client agencies, which include the Bureau of Reclamation, Veterans Administration, U.S. Circuit Court of Appeals, and the U.S. Forest Service. The FB was designed in 1961 and occupied in 1964. It has a gross area of 368,121 square feet with 82 inside parking spaces.

This project will provide structural and non-structural seismic upgrades to ensure the life-safety of the building occupants. Salt Lake City is in a Seismic Zone 3 as identified by the 1997 Uniform Building Code (UBC). The seismic assessment of the FB, based on the criteria of the Facilities Standards for the Public Buildings Service, indicates that the building has a seismic rating of very poor. The building has a seismic strength significantly less than 80 percent of the required capacity for UBC Zone 3 and therefore needs to be upgraded to that level. The preferred method for upgrading the building is to add four 25'x50' building modules (two modules on the north side and two modules on the south side) to the structure to provide increased lateral strength. This concept will allow for the least disruption to the clients, have the shortest construction phase and is the least expensive option.

The project will also provide grounding for electrical power distribution and telecommunication systems to ensure the life safety of the building's occupants and recapture vacant space on the third floor of the FB, increasing the productive use of the asset.

Design (\$1,168 thousand) was funded in fiscal year 1999. This request is for additional design (\$501 thousand) construction (\$19,094 thousand), and management and inspection (\$1,604 thousand). The estimated total project cost is \$22,367 thousand.



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VIRGINIA

Reston - J.W. Powell Building..... \$22,993,000

The J.W. Powell Building was constructed in 1972 in Reston for the purpose of housing approximately 2,400 United States Geological Survey (USGS) personnel. It provides 968,787 gross square feet of space, including 1,600 outside parking spaces

This project consists of a modernization to upgrade the laboratory fire and life safety systems, as well as safety improvements to the building as a whole. Improvements to the laboratory will include the creation of designated hazard zones along with installation of secondary exits, emergency showers, and eye wash stations. Modernization is also planned for the building's electrical, mechanical and plumbing systems servicing the laboratories.

Phase II will complete the remaining general building and laboratory sections, plus remaining infrastructure items such as roof work, screen walls, stack extensions and piping connections for the building acid neutralization facility.

Design (\$1,832 thousand) was funded in fiscal year 1996. Phase 1 construction (\$8,500 thousand) and management and inspection (\$651 thousand) were funded in fiscal year 1999. This request is for phase 2 construction (\$21,327 thousand) and management and inspection (\$1,666 thousand). The estimated total project cost is \$33,976 thousand.

DESIGN:

CONNECTICUT

New Haven - Robert N. Giaimo Federal Building \$987,000

This project proposes the modernization of the Robert N. Giaimo Federal Building (FB) located at 150 Court Street in New Haven, CT. The Giaimo FB was built in 1977 and houses 462 employees. The FB contains 191,578 gross square feet of space and includes 84 paved outside parking spaces for the 1,771 building tenants.

This project will fit-out vacant space for new tenants and recapture space vacated as a result of the FBI moving to a leased facility. Major work will include exterior and seismic work, space alterations, interior upgrades and hazardous material abatement. Other purposes of the project include upgrading various building components to correct existing deficiencies, including bringing the building into compliance with the Americans with Disabilities Act (ADA) and the Uniform Federal Accessibility Standards (UFAS).

This request (\$987 thousand) is for design. The balance of funding, for construction (\$12,647 thousand), and management and inspection (\$847 thousand), will be requested in a future fiscal year. The estimated total project cost is \$14,481 thousand.

DISTRICT OF COLUMBIA

General Services Administration – Regional Office Building \$3,770,000

The GSA – Regional Office Building, located at 7th and D Streets, SW, was built in 1933 as a warehouse and later converted into an office building. The building contains 832,869 gross square feet, including 88 inside parking spaces and 77 outside parking spaces. The building houses 2,400 employees of the Department of Education, Department of Defense print facility, and GSA.

The Performance Based Organization of the Department of Education will be vacating the building and relocating into leased space. This new organization requires additional space, due to the increase of personnel, which can not be accommodated in the existing facility. This relocation provides an opportunity for GSA to



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perform the necessary systems and fire and life safety work. Once the design is complete, GSA will consider a candidate to backfill the space vacated by the Department of Education.

This project will provide major systems upgrade including HVAC, electrical and plumbing systems throughout the building. The exterior surface and window repairs will contribute to energy savings in addition to alleviating fluctuating indoor temperature. Sprinklers will be installed throughout the building in all areas without adequate coverage.

This request (\$3,770 thousand) is for design. The balance of funding, for construction (\$56,887 thousand), and management and inspection (\$3,887 thousand), will be requested in a future fiscal year. The estimated total project cost is \$64,544 thousand.

FLORIDA

Tallahassee – Courthouse \$518,000

GSA proposes the modernization of the U.S. Courthouse (CT) in Tallahassee. The CT is located in Central Business District of Florida's capital city. The CT, in conjunction with the construction of the U.S. Courthouse Annex to the north of the existing building, will provide for the long term requirements of the courts and courts related agencies. This alteration project provides 59,976 gross square feet of space and houses 38 employees. The District Court, magistrate and District clerk will be relocating from the existing courthouse to the new annex. The bankruptcy and U.S. Trustee Offices will be relocating from leased space into the renovated courthouse once completed.

The project will upgrade and modernize the outdated building systems. The work includes rehabilitating existing wood windows and interior storm panes; renovating and refinishing the interior of the building. Major work to mechanical and plumbing systems installations, ensuring ADA compliance, fire safety improvements, installation of new electrical system, refurbish existing elevators, installing a sprinkler system; performing landscaping improvements; and patching cracks and coating the exposed concrete of the stair/elevator addition.

This request (\$518 thousand) is for design. The balance of funding, for construction (\$4,322 thousand), and management and inspection (\$401 thousand), will be requested in a future fiscal year. The estimated total project cost is \$5,241 thousand.

ILLINOIS

Chicago – 536 Clark Street Federal Building \$1,372,000

This project proposes alterations in the Federal Building, located at 536 S. Clark Street, Chicago, IL. The Federal Building was built in 1912, is eligible for historic status, and houses 3,203 employees. The building contains 593,641 gross square feet of space.

The project will provide tenant alterations to consolidate the Federal Bureau of Investigation's Chicago Field Office from several locations within Chicago to Federally owned space. Restrooms will be made fully compliant with Americans with Disabilities Act regulations, asbestos abatement/containment will be completed in all areas requiring alteration, and the mechanical and electrical systems in the building will be upgraded.

This request (\$1,372 thousand) is for design. The balance of funding for construction (\$21,469 thousand), and management and inspection (\$1,245 thousand), will be requested in a future fiscal year. The estimated total project cost is \$24,086 thousand.



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IOWA

Davenport - Federal Building – Courthouse..... \$790,000

The Federal Building and U. S. Courthouse (FB-CT) was constructed in 1933 to serve as the main post office in Davenport as well as house Federal Courts and executive agencies in the city. The building consists of three floors above grade and a basement, with 20 onsite outside parking stalls. The building contains 74,237 gross square feet. This alteration project would increase the building size to 76,762 gross square feet.

Alterations and minor building expansion will provide two new courtrooms, new vehicle sally port, new holding cells, new judges' chambers, as well as new office space for Probation, U. S. Marshals and U. S. Attorney.

Currently the court facilities in this building are makeshift. The courtrooms are inadequately sized and decades behind the standard courts requirements. Chambers and clerk areas are similarly lacking in standard courts operational requirements. The Marshals cannot handle prisoners for criminal trials in accordance with security standards. These deficiencies have led to docketing cases in the Federal Courthouse in Des Moines, IA, approximately 150 miles away.

Prisoner transfer between the cities has compounded the difficulties. As caseloads increase, this practice becomes increasing untenable, inefficient and detrimental to all parties in the case.

Alteration and minor building expansion will provide 2 new courtrooms, new vehicle sally port, new holding cells, new judges' chamber, as well as new office space for Probation, U. S. Marshals and U. S. Attorney.

This request (\$790 thousand) is for design. The balance of funding, for construction (\$7,944 thousand), and management and inspection (\$643 thousand), will be requested in a future fiscal year. The estimated total project cost is \$9,377 thousand.

MARYLAND

Suitland - Federal Office Building 3 \$5,200,000

The Federal Office Building 3 (FOB 3) is located at the Suitland Federal Center in Suitland, MD. The building was completed in 1942 and is eligible for inclusion on the National Register of Historic Places. FOB 3 contains 731,311 gross square feet, with 1,681 outside parking spaces and house 2,417 personnel. FOB 3 serves as the headquarters for the Commerce Department's Bureau of the Census.

The Bureau of Census has critical timing issues due to the cyclical buildup and release of employees around the decennial census.

The building requires the repair and/or replacement of wall, floor, and ceiling finishes and clean up work each year due to multiple plumbing leaks. The building systems are inadequate and present serious fire and life safety issues. FOB 3 does not meet current GSA standards for ventilation air, fire and life safety, or accessibility for the physically challenged. Without the proposed FOB 3 systems modernization, the Bureau of the Census will not be able to perform its mission during the next decennial Census.

There are two options for this design proposal.

The first option is a full building modernization of FOB 3, including tenant improvements. A full modernization would include relocation of the building systems, gaining approximately 80,000 rentable square feet in the building.

The second option would provide, in addition to the full modernization of the existing building, the in-fill of six courtyards in FOB 3. This would add approximately 138,000 rentable square feet to the existing building. Combined with the 80,000 rentable square feet resulting from the full renovation of the existing structure, the total rentable area of the building would be increased to approximately 794,000 rentable square feet, 38 percent above the current 576,058 rentable square feet.



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The estimated total project cost indicated above reflects the funding requirements of the full building modernization and the proposed in-fill project. A program of requirements is being completed to determine long-term housing needs of the Census and an option will be selected upon further review and analysis of the Suitland Masterplan.

This request (\$5,200 thousand) is for design. The balance of funding, for construction (\$77,097 thousand), and management and inspection (\$5,803 thousand), is for Option 2 and will be requested in a future fiscal year. The estimated total project cost for Option 2 is \$88,100 thousand.

MISSOURI

St. Louis - Federal Buildings 104 & 105 \$1,208,000

Buildings 104 and 105 are part of a 65 acre and 21 building Federal Center complex constructed in 1942 as the St. Louis Ordnance Plant. Following transfer of the complex to GSA from the Army in 1967, the facilities were modernized to upgrade the complex from a manufacturing plant to modern office park environment. As a result of the Base Realignment and Closure Act recommendation to decommission and relocate the Army Aviation and Troop Command, approximately 650,000 gross square feet of vacant space in Buildings 104 and 105 was made available for backfill in FY 1998.

The project proposes interior modernization to convert significant amounts of vacant space into quality office work environment for the USDA. Exterior tuck-pointing; tenant improvements; heating, cooling, and distribution upgrades; plumbing and electrical upgrades; installation of sprinkler system; replacement of passenger and freight elevators.

This request (\$1,208 thousand) is for design. The balance of funding, for construction (\$14,057 thousand), and management and inspection (\$1,085 thousand), will be requested in a future fiscal year. The estimated total project cost is \$16,350 thousand.

OHIO

Cleveland - Anthony J. Celebrezze Federal Building \$1,464,000

The Anthony J. Celebrezze Federal Building is located in downtown Cleveland at 1240 East Ninth Street. The building was constructed in 1966 and houses over 5,500 federal employees in nearly 1,552,494 gross square feet of space.

The proposed project will recapture vacant space on three floors. The FBI and a portion of the IRS will be vacating their space in fiscal year 2001. Proposed new tenants are HUD, SBA, and the EEOC. They all have lease terms that will expire at the time GSA would be able to offer this finished office space. The initial space alteration will require demolition of existing tenant build-out including asbestos abatement throughout the three floors prior to starting tenant improvements.

Additionally, the project proposes a building-wide replacement of the existing fan coil units. The new fan coil system will deliver energy efficient heated and cooled air through a zoned temperature control system.

This request (\$1,464 thousand) is for design. The balance of funding, for construction (\$19,573 thousand), and management and inspection (\$1,338 thousand) will be requested in a future fiscal year. The estimated total project cost is \$22,375 thousand.

Cleveland - Howard M. Metzenbaum Courthouse \$1,545,000

The five-story Howard M. Metzenbaum Courthouse contains 258,221 gross square feet of space and currently houses 150 employees. The building was completed in 1910 and is sited in the heart of Cleveland's central business district. It is listed in National Register of Historic Places and potentially eligible for National Historic Landmark status – the highest level of historic designation in the country.



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The Metzenbaum Courthouse will be completely vacant in FY 2002, when the current tenants relocate to the new U.S. Courthouse being constructed in Cleveland. The proposed project will recapture and backfill all vacant space and upgrade building systems. It includes initial space alterations for the Bankruptcy Court and executive agencies. Additionally, the project provides restoration for some of the most architecturally significant public spaces in the building, and a complete modernization of the HVAC, plumbing, fire/life safety, lighting and power systems building-wide.

This request (\$1,545 thousand) is for design. The balance of funding, for construction (\$20,865 thousand) and management and inspection (\$1,422 thousand) will be requested in a future fiscal year. The estimated total project cost is \$23,832 thousand.

OKLAHOMA

Muskogee - Federal Building – Courthouse..... \$823,000

The Federal Building-Courthouse (FB-CT) at 101 North 5th in Muskogee, Oklahoma, was built in 1915 as a United States Post Office and Courthouse. In 1937, a major addition was constructed on the west side of the original building which accounts for its current size of 137,914 gross square feet. This is a historic landmark building eligible for listing on the National Register of Historic Places. Approximately 250 employees currently occupy the building.

This project will provide a new building distribution system (including lighting), electrical service entrance, and switchgear. The electrical upgrade is needed to provide trouble-free electrical service with adequate capacity to facilitate court operations, required lighting levels, uninterrupted computer operations, and reliable building security and fire alarm systems. Proposed mechanical upgrades include new air handlers, ductwork, and an energy management system. The project will also provide a new plumbing system, complete fire sprinkler system, asbestos abatement, and renovation of vacant space for court expansion requirements.

This request (\$823 thousand) is for design. The balance of funding, for construction (\$7,470 thousand) and management and inspection (\$675 thousand) will be requested in a future year. The estimated total project cost is \$8,968 thousand.

PENNSYLVANIA

Pittsburgh - William S. Moorhead Federal Building..... \$3,464,000

The William S. Moorhead Federal Building was constructed in 1962 and is located in Pittsburgh's Central Business District. It houses over 2,600 personnel and 35 agencies in 768,027 gross square feet, and provides 58 inside parking spaces.

The proposed project will recapture vacant space, renovate other interior space, and modernize selective building systems. Asbestos material present in sprayed-on fireproofing on structural steel, floor decks and all building systems located above the ceilings will be abated. The HVAC system will be overhauled and obsolete electrical power panels and associated trunk wiring will be replaced. Switchgear, transformers and the fire alarm system will be upgraded. Restrooms, the main lobby, and other building space will be renovated and, as appropriate, brought into compliance with the Uniform Federal Accessibility Standards and current Federal fire and life safety standards.

This request (\$3,464 thousand) is for design. The balance of funding, for construction (\$54,476 thousand) and management and inspection (\$4,365 thousand), will be requested in a future fiscal year. The estimated total project cost is \$62,305 thousand.



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WISCONSIN

Milwaukee – Federal Building – Courthouse.....\$774,000

The Federal Building and U.S. Courthouse, located at 517 E. Wisconsin Avenue, in Milwaukee, WI, consists of two buildings. The first building was constructed between 1892 and 1899, with an addition built between 1932 and 1941. It is a National Register listed property and potentially eligible for National Historic Landmark status - the highest national landmark registration.

This project includes fire safety, accessibility, mechanical and electrical upgrades. The project will provide a new fire alarm system, building controls and energy management system. Eight 40 year old elevators will be replaced as they have been in service far past their expected useful lives and require extensive and ongoing maintenance to remain functional. The courthouse will be brought in compliance with current Americans with Disabilities Act (ADA) and fire-life safety codes.

Additional work includes converting the dual duct system to VAV on floors 2-4, 6 and 7 and rebuilding the sidewalk vault to serve as the location for an emergency generator for elevator recall and fire pumps. The electrical system will be upgraded, which will include new circuit panels in the north half of the building.

This request (\$774 thousand) is for design. The balance of funding, for construction (\$8,781 thousand) and management and inspection (\$625 thousand), will be requested in a future fiscal year. The estimated total project cost is \$10,180 thousand.